



118-Unit Apartment Building

- Institutionally managed high-rise apartment building
- Approximately 50% of units renovated
- \$6.8 million in CapEx completed
- Close proximity to Shoppers World Brampton and Highways 410 and 407

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Property Overview

25 Rambler Drive

- Approx. 65% 2- & 3-bedroom units
- \$6.8 million in CapEx completed
- Close proximity to Shoppers World Brampton and Highways 410 and 407

Capital Expenditures Summary

Recreational Facilities	\$18,600
Common Area	\$610,300
Structural	\$644,600
Exterior	\$135,400
Parking Lot & Garage	\$194,100
Building Systems	\$1,554,000
Maintenance	\$188,600
In-Suite Renovations	\$3,461,900

Existing Building Details

Site Area	99,824 sf
Year Built	Circa 1967
Units	One Bedroom: 41 Two Bedroom: 57 Three Bedroom: 20 Total: 118
Hydro	Separately metered
Domestic Hot Water	4 DHW Holding Tanks
Heat	2 Natural gas-fired Camus Dynaforce Boilers (2023)
Construction	Concrete block
Parking	65 Surface, 70 Underground (1 level)
Laundry	6 washers, 6 dryers (rented)
Elevator	2 elevators (modernized 2010)
ESA	Pinchin Phase I (2025)
Roof	Standard Gravel Built-Up (2018)

In-place CMHC Financing

Approximate Balance as of September 1st, 2025

- \$16,368,649
- 2.19%
- June 1st, 2030 Maturity

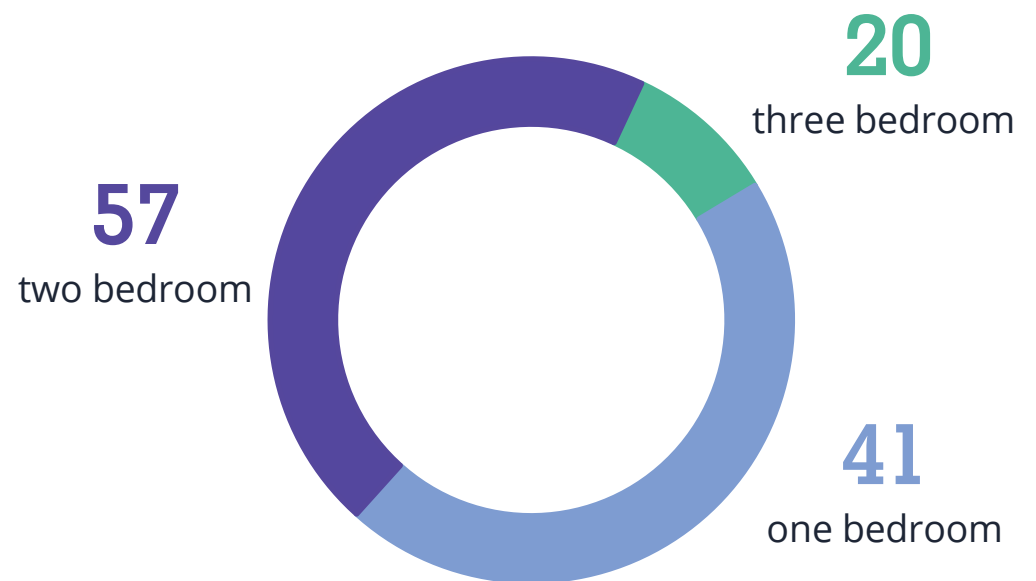


Property Overview

Suite Breakdown

The Property is improved with 118 units, a mixture of 41 one bedrooms, 57 two bedrooms, and 20 three bedrooms. The average in-place rent is \$1,854.

Type	Units	Avg. In-Place Rent	Market Rent
One Bedroom	41	\$1,624	\$2,400
Two Bedroom	57	\$1,855	\$2,850
Three Bedroom	20	\$2,322	\$3,000
Total/Average	118	\$1,854	\$2,719



Property Overview

In-Suite Photos



Property Overview

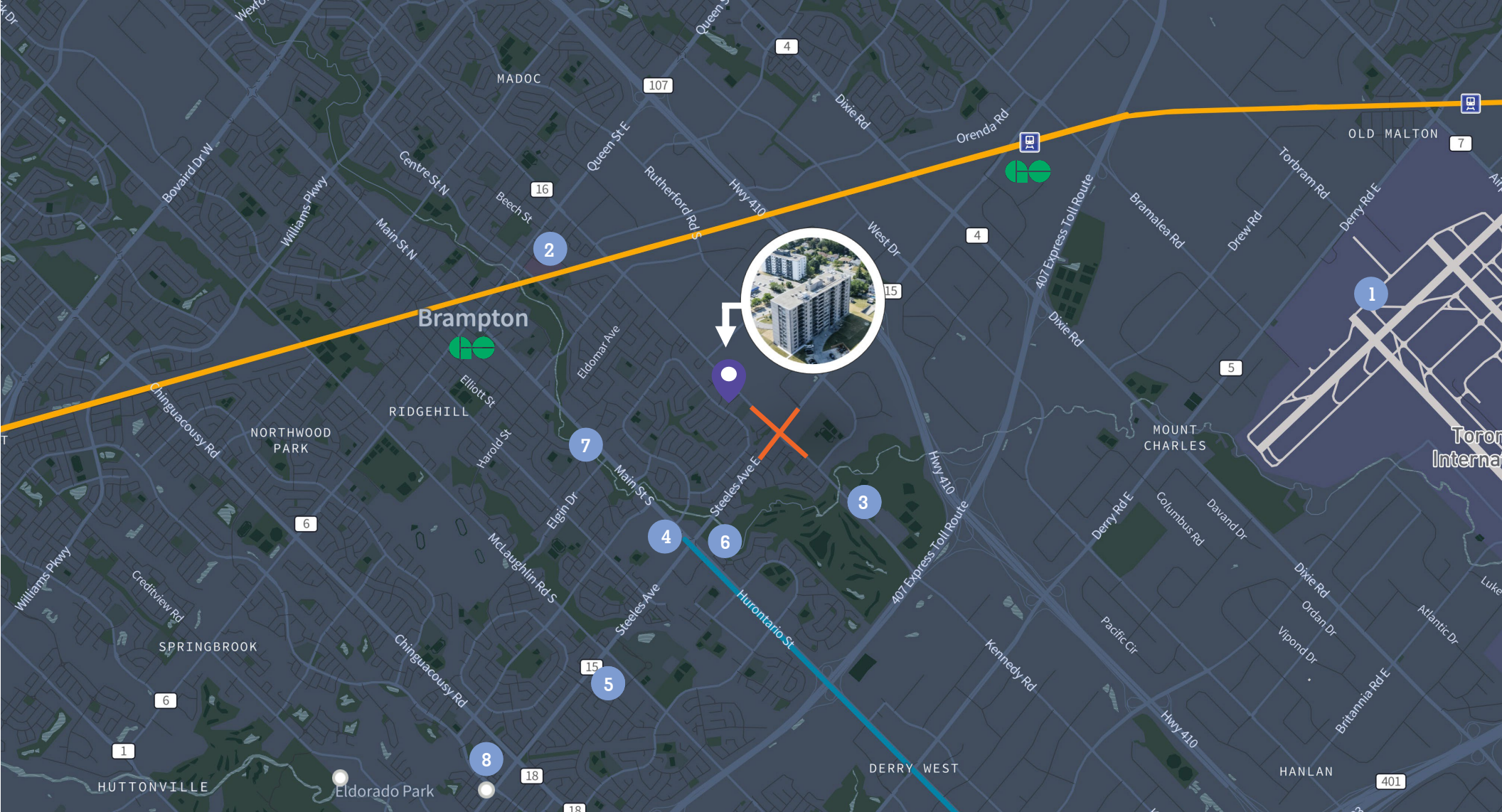
Additional Photos



Property Overview














Common Area & Exterior Photos





Brampton

Located in Peel Village, the area has a Walk Score of 75, showing that most errands can be accomplished on foot. Nearby amenities include a Metro supermarket, Shoppers Drug Mart, Coffee Time, and various dining options along Main Street South. Public transit options are all within close proximity of the property. Several bus routes and the Brampton GO Station, located approximately 4km away, offers services on the Kitchener line and VIA Rail.

-  Subject Property
-  Brampton & Bramalea GO Station
-  1 Toronto Pearson Airport
-  2 William Osler Health Centre
-  3 CAA Sports Centre
-  4 Shoppers World
-  Future Hurontario Line
-  VIA Rail Line
-  Main Intersection
Steeles Ave & Kennedy Rd
-  5 Sheridan College
-  6 Future Hurontario LRT Station
-  7 Planned Nanwood LRT Station
-  8 Lionhead Golf Club

For Sale

25 Rambler Drive, Brampton

- Pricing and offering process
- **The Property is being offered for sale, "Unpriced."**
- All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:
 - Address and contact info
 - Purchase price
 - Deposit structure
 - An indication of material terms required by the purchaser
 - Evidence of the purchaser's financial ability to complete the transaction

Offer Process to be announced

For More Information About this Offering:

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